

**A RESOLUTION**

**TO PROVIDE A CERTIFICATION PURSUANT TO THE SOUTH CAROLINA TEXTILE COMMUNITIES REVITALIZATION ACT (S.C. CODE SECTION 12-65-10 ET SEQ.) FOR THE PROPERTY FORMERLY KNOWN AS THE SANS SOUCI COTTON WAREHOUSE ON OLD BLEACHERY ROAD, GREENVILLE, SOUTH CAROLINA.**

**WHEREAS**, Bleachery Road Warehouse, LLC, a South Carolina limited liability company (“BRW”), desires to sell (i) the abandoned textile mill facility located in the County of Greenville, State of South Carolina, formerly known as the Sans Souci Cotton Warehouse owned by Bleachery Road Warehouse, LLC and more particularly listed as tax parcel 0147.00-01-001.00 (the “Textile Mill Property”) and (ii) a contiguous unimproved parcel of land more particularly listed as tax parcel 0148.00-01-001.00 (the “Contiguous Property”, together with the Textile Mill Property, the “Property”) to a developer (“Developer”) who will redevelop the Property; and,

**WHEREAS**, as part of the redevelopment by Developer, the Property is anticipated to qualify for state income tax credits pursuant to the South Carolina Textiles Communities Revitalization Act (Chapter 65 of Title 12 of the South Carolina Code) (the “Textile Mill Statute”); and,

**WHEREAS**, the Textile Mill Statute contains a detailed definition of the specific property that will qualify as a “textile mill site” located in a “distressed area” as designated by the Appalachian Council of Governments (as defined in the Textile Mill Statute); and,

**WHEREAS**, pursuant to Section 12-65-20(4)(b) of the Textile Mill Statute, for sites in a distressed area of a county in this State on the date in which the notice of intent to rehabilitate is filed, a textile mill site includes the textile mill structure, together with all land and improvements which were used directly for textile manufacturing operations or ancillary uses, or were located on the same parcel or a contiguous parcel within 1,000 feet of any textile mill structure or ancillary uses.

**WHEREAS**, the Textile Mill Property includes textile mill structures, and land and improvements which were used directly for textile manufacturing operations, and the Contiguous Parcel is partially comprised of land within one thousand feet of such structures on the Textile Mill Property, all as shown on **Exhibit A**.

**WHEREAS**, Developer plans to file one or more Notices of Intent to Rehabilitate with the South Carolina Department of Revenue pursuant to the Textile Mill Statute; and,

**WHEREAS**, BRW has requested a certification as a textile mill site pursuant to Section 12-65-60 of the Textile Mill Statute from the Greenville County Council; and,

**WHEREAS**, a historical aerial photograph (**Exhibit B**) shows the buildings located on the Textile Mill Property in operation as a textile mill site; and,

**WHEREAS**, the Appalachian Council of Government has certified the Property as being located in a distressed area (**Exhibit C**) consistent with Section 12-65-20(4)(b)(iii) of the Textile Mill Statute; and,

**WHEREAS**, BRW has provided an affidavit of Gerry Benston, former President/Co-Owner of Fibre Processing Co., Inc., the prior owner of the Textile Mill Property (**Exhibit D**) concerning its operation, use and abandonment of the Textile Mill Property; and,

**WHEREAS**, the Greenville County Council has, after careful investigation and due deliberation, determined that the redevelopment of the Property will be beneficial to the County of Greenville and the County

agrees to provide the certification as set forth herein in compliance with Section 12-65-60 of the Textile Mill Statute.

**NOW THEREFORE, BE IT RESOLVED** by the Greenville County Council:

1. All recitals set forth above are incorporated by reference in this Resolution.
2. BRW has submitted to the County a request for certification of the Property as an abandoned textile mill site pursuant to Section 12-65-60 of the Textile Mill Statute (the "Request for Certification").
3. The County has reviewed the Request for Certification, conferred with BRW and conducted a review of its records concerning the Property.
4. The Textile Mill Property was a facility that was initially used for textile manufacturing, dying or finishing operations and for ancillary uses to those operations (i.e. a "textile mill") as more particularly defined in Section 12-65-20(3) of the Textile Mill Statute, and the Contiguous Property was a site contiguous to the Textile Mill Property.
5. At least eighty percent of the textile mill structures on the Property have been closed continuously to business or otherwise nonoperational as a textile mill since 2003 and therefore, the Property is "abandoned" as defined in Section 12-65-20(1) of the Textile Mill Statute.
6. The geographic area of the Property constitutes a textile mill site consistent with Section 12-65-20(4) of the Textile Mill Statute.
7. In accordance with Section 12-65-30(D) of the Textile Mill Statute, (i) the facility has not previously received tax credits under the Textile Mill Statute and (ii) neither BRW, Developer nor any affiliate of BRW or Developer owned the Property when it was operational and immediately prior to its abandonment.
8. That this Resolution is intended to comply with the certification requirements set forth in Section 12-65-60 of the Textile Mill Statute.

**BE IT FURTHER RESOLVED THAT** this Resolution shall take effect upon its adoption.

**DONE IN REGULAR MEETING THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.**

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Willis Meadows, Chairman  
Greenville County Council

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Joseph M. Kernell  
County Administrator

ATTEST:

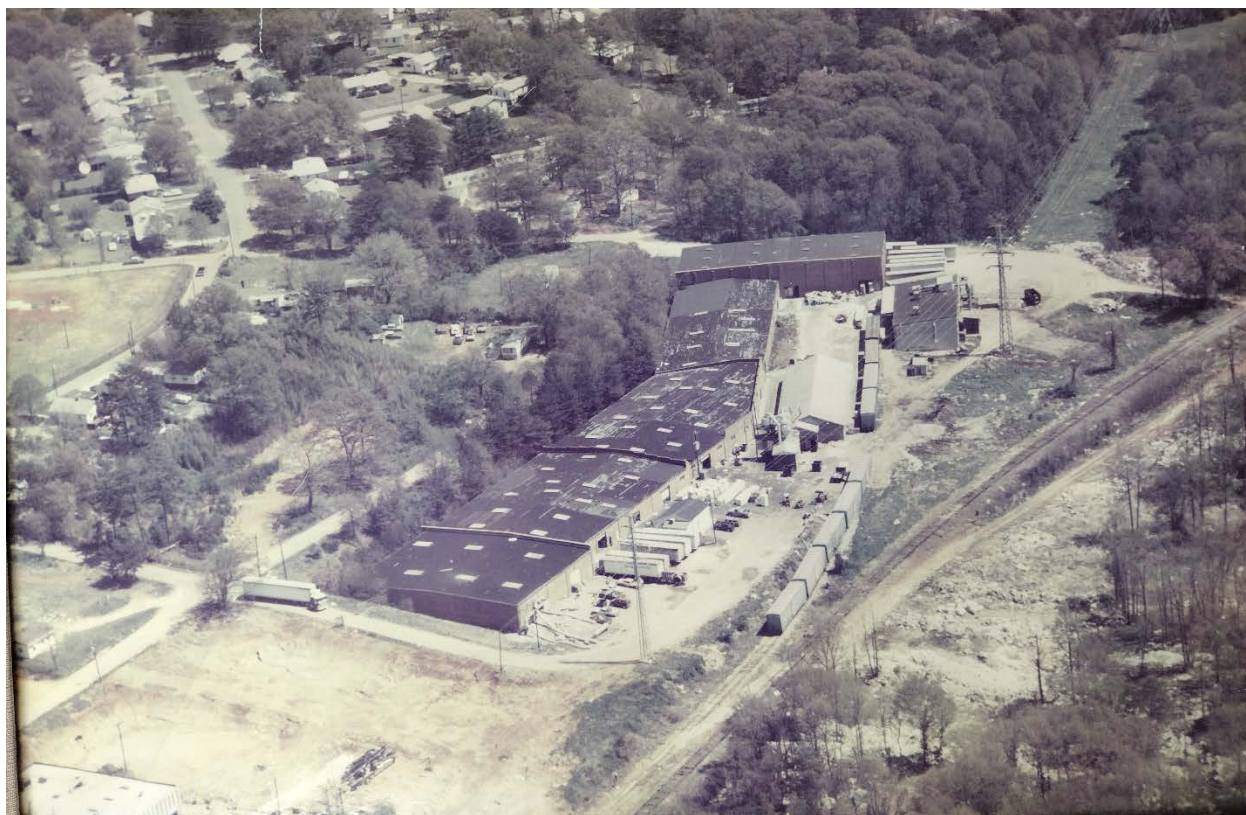
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Regina McCaskill  
Clerk to Council

**EXHIBIT A**

**(attached)**

**EXHIBIT B**



**EXHIBIT C**

**(attached)**

**EXHIBIT D**

**(attached)**